



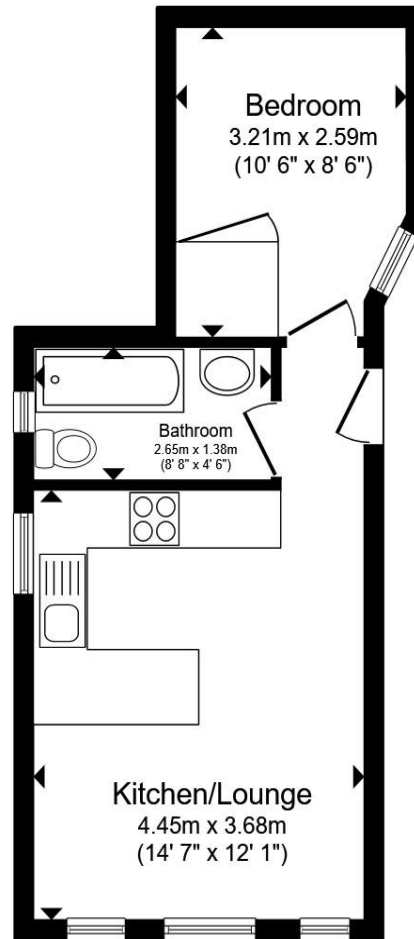
Freshfield Road, Brighton, BN2 9YD

welcome to

Freshfield Road, Brighton

Well-presented one-bedroom ground floor apartment situated on the sought-after Freshfield Road. Offering a spacious open-plan kitchen/living area, double bedroom, modern bathroom and a large private rear garden. Further benefits include permit parking and a convenient location.





Total floor area 29.9 m² (322 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



A well-presented one-bedroom ground floor apartment, ideally situated on the ever-popular Freshfield Road, offering excellent access to Brighton city centre, the seafront and local amenities. The property comprises a bright and spacious open-plan kitchen/living room, creating a welcoming space for both relaxing and entertaining.

There is a good-sized double bedroom and a modern bathroom fitted with a bath and shower over. A particular feature of this property is the generous private rear garden, providing an attractive outdoor space with mature planting, lawned areas and ample room for outdoor dining and entertaining during the warmer months.

Further benefits include double glazing, permit parking and a convenient location close to local shops, cafes and transport links.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Freshfield Road, Brighton

- One double bedroom
- Ground floor apartment
- Private rear garden
- Permit parking available
- Easy access to Brighton city centre and seafront

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 466.71

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2024.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£240,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108065



Property Ref:

KET108065 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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fox & sons



01273 688148



kemptown@fox-and-sons.co.uk



9-10 Bristol Road, BRIGHTON, East Sussex, BN2 1AP



fox-and-sons.co.uk